018.0	0008	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,170,100 / 1,170,100
					USE VALUE:	1,170,100 / 1,170,100
					ASSESSED:	1,170,100 / 1,170,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
79		BAY STATE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCGLOIN PATRICK
Owner 2:	
Owner 3:	
Street 1:	79 BAY STATE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BERNSTEIN AMY S & -
Owner 2:	BISHER NANETTE -
Street 1:	79 BAY STATE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,700 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2014, having primarily Vinyl Exterior and 2757 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5700.000	667,800		502,300	1,170,100
Total Card	0.131	667,800		502,300	1,170,100
Total Parcel	0.131	667,800		502,300	1,170,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 424.35 | /Parcel: 424.3

Legal Description

User Acct 13354

GIS Ref

GIS Ref

Insp Date 03/26/15

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 018.0-0008-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	667,800	0	5,700.	502,400	1,170,200	1,170,200	Year End Roll	12/18/2019
2019	101	FV	513,800	0	5,700.	650,100	1,163,900	1,163,900	Year End Roll	1/3/2019
2018	101	FV	513,800	0	5,700.	413,700	927,500	927,500	Year End Roll	12/20/2017
2017	101	FV	513,800	0	5,700.	378,200	892,000	892,000	Year End Roll	1/3/2017
2016	101	FV	417,500	0	5,700.	307,300	724,800	724,800	Year End	1/4/2016
2015	101	FV	145,300	0	5,700.	307,300	452,600	452,600	Year End Roll	12/11/2014
2014	101	FV	145,300	0	5,700.	280,100	425,400	425,400	Year End Roll	12/16/2013
2013	101	FV	145,300	0	5,700.	266,500	411,800	411,800		12/13/2012

!1583!

PRINT

Date	Time
12/10/20	17:09:43

LAST REV

Date	Time
10/11/16	09:28:10

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1583

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERNSTEIN AMY S	1470-18		4/24/2015		1,027,000	No	No		
VU CHI B,	1446-135		12/19/2013	Change>Sale	525,000	No	No		
RUTOWSKI EDWARD	1218-14		2/22/2000	Family	285,000	No	No		
	742-12		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	13354
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/12/2014	1545	Heat App	16,000					Install heat and A
4/11/2014	341	Addition	186,000					
9/20/2007	832	Redo Kit	20,570	C		G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
4/28/2016	Sales Review	PT	Paul T
4/11/2016	SQ Returned	EMK	Ellen K
3/26/2015	Meas/Inspect	PC	PHIL C
6/16/2014	Info Fm Prmt	PC	PHIL C
2/21/2009	Meas/Inspect	345	PATRIOT
4/20/2000	MLS	MM	Mary M
10/5/1999	Meas/Inspect	243	PATRIOT
8/26/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5700		Sq. Ft.	Site		0	85.	1.04	2									502,349						502,300	

Total AC/HA: 0.13085 | Total SF/SM: 5700 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 502,349 | Spl Credit | Total: 502,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2014	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.10219634
Const Adj.:	0.99186128
Adj $ / SQ:	136.653
Other Features:	128967
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	670460
Depreciation:	2682
Depreciated Total:	667779

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	4	Baths:	3	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	4	2
Totals			
1	6	4	

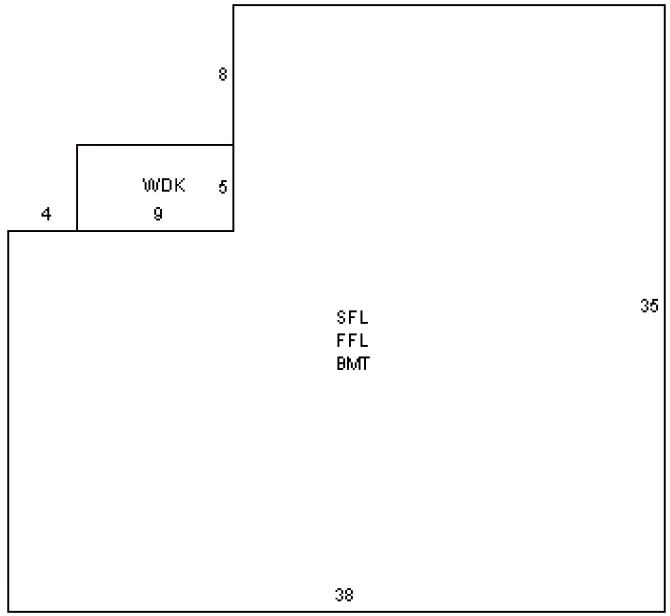
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	181.75
Special Features:	0	Val/Su Net:	206.24
Final Total:	667800	Val/Su SzAd	287.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,161	136.650	158,654
SFL	Second Floor	1,161	136.650	158,654
BMT	Basement	871	65.590	57,116
WDK	Deck	45	15.870	714

Net Sketched Area:	3,238			Total:	375,138
Size Ad	2322	Gross Are	3528	FinArea	2757

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	75	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

018.0-0008-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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